

MINUTES

Treece Relocation Assistance Trust- Public Meeting

August 2, 2010

Ottawa County Offices- Picher, Oklahoma

Meeting called to order by Vice Chair, Betty McBride

Roll Call of Trustees: McBride, Delmont, Hamilton, Dahmen

Staff Present: Bob Jurgens, Ryan Singer, Gary Blackburn

EPA Presentation: David Drake, EPA Representative, reported air monitoring reports (weekly), reflect no air quality issues present now, or over the past year.

CK Co. Dept of Health Report: Carl Hayes shared the options the citizens of Treece had relating to sewer service. Sewer code was adopted in 1999, Fact sheet handed out to attendees desiring one, showing septic tank requirements.

KDHE Report: Bob Jurgens introduced John Houser of the Rural Water District. Mr. Houser invited Treece citizens to attend one of their meetings (Every 3rd Wednesday at the water plant). If citizens wanted to sign up for water service from the RWD, they would need to provide easements, and pay a \$1,650 membership/benefit unit fee.

Mr. Jurgens introduced Vice Chair McBride, who introduced Trust members. McBride shared that Phase I applications are due to KDHE by August 31st. Residents in City of Treece, who lived in Treece prior to March 13, 2006, including renters and owners are the eligible applicants. Phase II deadline has not been set. McBride emphasized the importance of everyone applying now. People can change their minds any time during the process. McBride went on to share the Trust was in the process of soliciting bids from appraisers, and hoped to have that process done by end of August. In September, the Trust will hopefully review the appraisals submitted and hope to have the review process done by late September or mid-October. She shared the appraisals were the most important part of the entire process. Three appraisals on each residence is the goal, and hopefully a target of Nov/Dec. can be attained for starting the offering process.

Meeting opened to Q&A:

Dixie Busbee-What's the difference between Phase I and II? Answer: Phase I is for renters and owners living in the residence prior to March 13, 2006. Phase II, those after that date.

Richard Prod- I live in Miami, but rent the house in Treece out, how am I treated? Answer: As a landlord/owner, you are in Phase I.

Brad Anderson- Will there be another meeting before August 31st? Answer: Yes, KDHE staff will be in Treece August 25th, and the A.M. on the 26th.

Marilyn? - I have lived in the property before the 13th of March, but have moved because I found another place, do I qualify? Answer, Yes, if you can prove ownership prior to the 3/13/06 date.

Beverly Harris- Do we have to move in the winter? Answer: You will have ninety days to move, however, the Trustees have latitude in that area and will be considerate.

????? Name- I sold my property on contract (Didn't hear the rest of the question).....

Edith Carter- Can they force use to move if we don't accept their offer? Answer: No, this is a voluntary buyout; however, remember the obligations you would incur relating to sewer and water service issues.

Dee Hinderminder- I inherited property in Treece, but the deed has not been transferred, am I eligible? Answer: You will need to provide contract and other documentation to verify dates etc. This is one of those case-by-case situations we will need to handle. You must file a deed showing ownership and/or are in the process of doing so, reflecting dates of inheritance etc.

Wanda Carter- Many people have moved what if my home burns down between now and when the appraisers get here? It hasn't happened yet, but it could. Answer: Bob Jurgens indicated that the property will be viewed as is. Trash, chemicals, old cars etc. will have to be removed by the property owner prior to closing

Brian Lester- About the trash, will someone inspect the property? Answer: Yes, the property will be inspected before closing, if it is not clean, money will be withheld from the settlement to cover the cleanup cost.

Brian Lester- What about street lights? Answer: NO changes, however, if the City of Treece no longer exists, then the remaining property owners will need to make arrangements with the electric utility for security lights and have it billed to your electric bill.

Judith Blunt- After an offer is made, how long do we have to decide to accept or not? Answer: **30 days. HOWEVER, IF OTHERS ACCEPT OFFERS BEFORE YOU, AND THE MONEY RUNS OUT, THE OFFER MAY NOT BE ABLE TO BE FULFILLED.**

Jess Johnston- Where is area? Answer: Properties on the Treece water system are eligible. Back taxes & liens will need to be cleared up prior to closing. An information kiosk is located at the Treece City Hall.

???? No name given- How soon will the offers start? Answer: November/December is our target.

???? No name given- What about closing costs? Answer: The trust will pay the closing costs, but will not pay for the back taxes and liens.

Bob Jurgens comment: When appraisers appraise, what will they be looking at? Comparables in Cherokee County only. They will look at averages. Extreme highs and extreme lows will be looked at very closely by the Trustees. Environmental issues will be ignored. They will look only at the residence and its quality. Nothing will be classified as sub-standard.

????? No name given- Will appraisers be looking inside the home? Answer: Yes, all three appraisers will need to get inside the home, and schedules will have to be set to allow them access.

????? No name given- What about vacant lots? Answer: Vacant lots will be in Phase II.

????? No name given- What are the requirements for appraisers? Answer: Resumes will be taken and reviewed, and technical experience will be rated, then what their bid/costs submitted.

Marilyn Woodson- Buyout plan available? Answer: yes. Notary location? Bob Jurgens is only licensed as Notary in Kansas, so if you need something notarized, we'll have to go about one mile north across the state line. You can go to any notary you like. **Marilyn asked another question—What if you apply, get appraised then decide not to accept? Answer: You can back out at any time.**

Bob Jurgens closed the Q & A and the meeting, with an offer to meet with and accept applications.

Jim Dahmen, Sec. /Treas.

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